



# 2 The Hyde, Clavering

Saffron Walden

Offers Over £500,000





## 2 The Hyde

Clavering, Saffron Walden

**2 The Hyde** is situated within the North Essex village of Clavering, surrounded by picturesque countryside views. This beautifully presented three-bedroom semi-detached home strikes the perfect balance between character and practicality. Originally built in the 1950s and extended in 2004, the property now offers over 1,425 square feet of well-arranged living space with stylish, light-filled interiors.

Upon entering, you are greeted by a welcoming hallway featuring tiled flooring and tasteful neutral décor. The ground floor includes a calm and elegant sitting room with a central ornamental fireplace, a separate snug/family room with direct access to the garden, and an open-plan kitchen/dining room that serves as the heart of the home. This kitchen area is equipped with integrated appliances and double doors leading out to the terrace, making it ideal for entertaining or enjoying relaxed family meals. Additional features on this level include a spacious utility room, a ground-floor WC, and a secondary lobby for added convenience.

On the first floor, the master bedroom boasts an en suite shower room and offers panoramic views of the open countryside. Two further well-proportioned bedrooms are complemented by a family bathroom. One of which is currently utilised as a vibrant children's bedroom, adding versatility and charm with its sloping ceilings, skylights, and playful finishes.

The rear garden is a standout feature, beautifully landscaped with a lawn, Indian Sandstone patio, and mature planting, creating a haven for gardening enthusiasts or those looking to unwind in an outdoor setting. The property also includes a large detached garage and a private gravel driveway, which is accessed via a lane off of Stortford Road.

Ideally located just a short walk from Clavering Primary School and the village shop, and within easy reach of Joyce Frankland Academy (3.8 miles) and Audley End Station (5 miles), this home presents a rare opportunity to enjoy village life.



## Key Features:

- Extended 1950s village home with over 1,425 sqft of accommodation
- Stylish open-plan kitchen/dining room with direct garden access
- Three well-proportioned bedrooms
- Master bedroom with countryside views and en suite shower
- Beautifully landscaped rear garden, large detached garage & driveway
- Walking distance to village school & shop, 5 miles to Audley End station

## Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band D - £2,148.30 pa

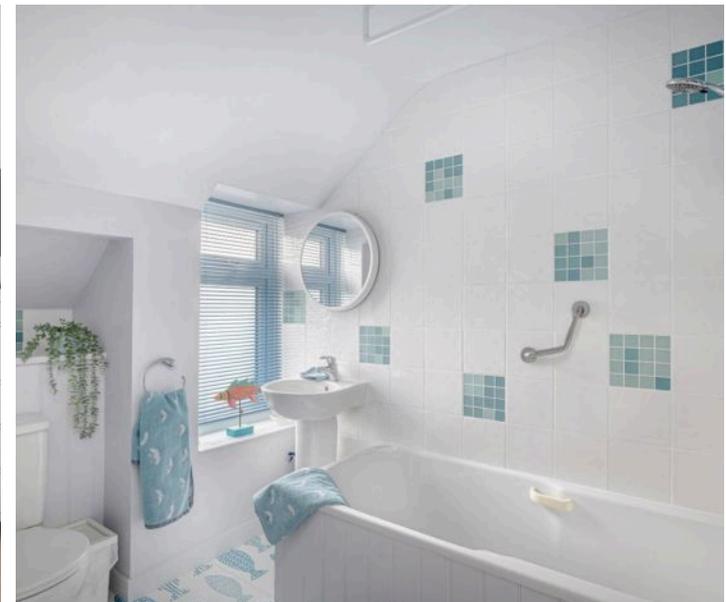
All Mains services are connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Ultrafast Available, 940 Mbps (Ofcom)

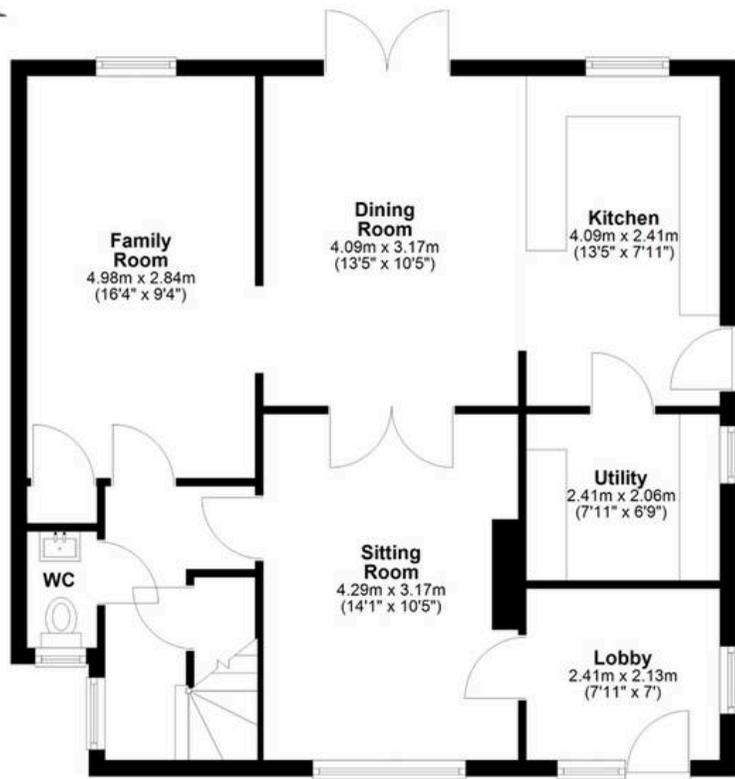
## Location:

Clavering is a highly sought-after village located 7.5 miles southwest of the market town of Saffron Walden. Clavering has the benefit of two public houses, The Cricketers and The Fox & Hounds, a primary school, a local convenience store and some light industrial units. Clavering is a 3.6-mile drive from Newport train station which provides access to London Liverpool Street & Cambridge.

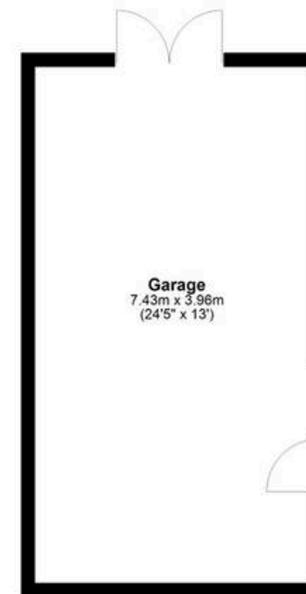
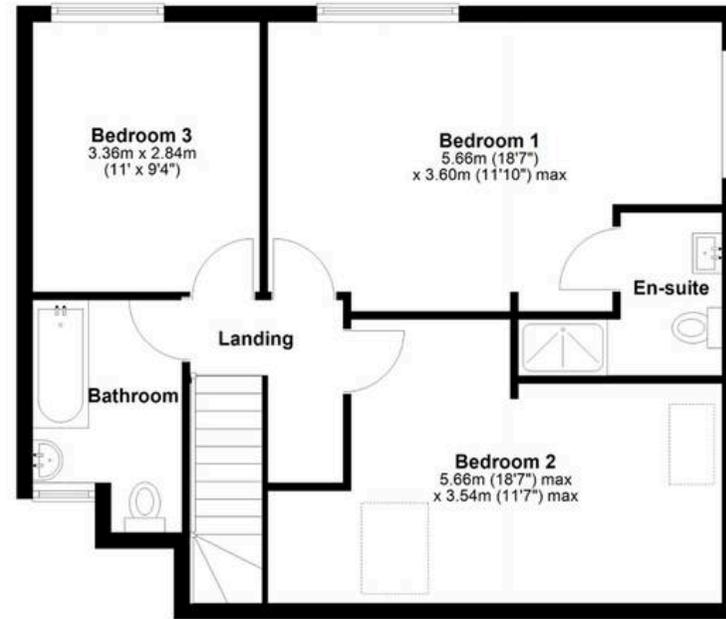




### Ground Floor



### First Floor



Approx gross internal floor area 132 sqm (1425 sqft) excluding Garage





## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

01799 334431 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.